



# Staff Report PC16-016-ZA

## Hackett Property- Rezoning Amendment

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**Docket PC16-016-ZA- Zoning Amendment- Hackett Property.** The petitioner is requesting approval for a Zoning Amendment from AG Agricultural zoning to I-1 Light Industrial. The subject property contains approximately 100 acres and is located north east of the CR 450 E and Albert S White Drive (CR 400 S). The petitioner is GDI Construction and the property owner is Larry and Violet Hackett and Sheila Hackett.

### History

The proposed property is currently seeking approval of a super-voluntary annexation from the Town of Whitestown Town Council. The first introductory meeting for this is scheduled for June 15, 2016.

This property is currently zoned Boone County AG.

### Zoning and Context

The map below shows the highlighted lot with existing zoning and surrounding zoning.

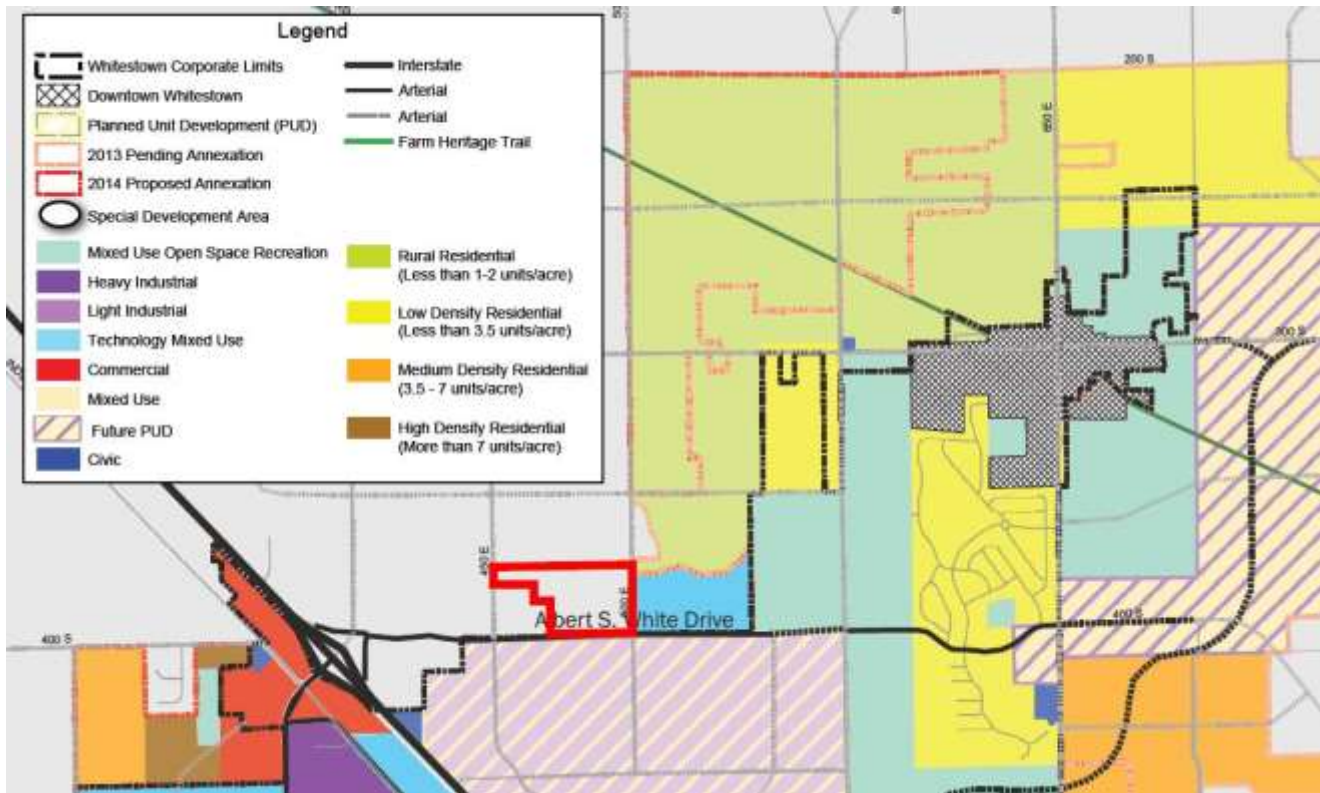
- North: The property to the north is AG under Boone County Jurisdiction
- East: The property to the east is zoned I-1 under Whitestown Jurisdiction
- South: The property to the south is zoned PUD under Whitestown Jurisdiction
- West: The property to the west is zoned Residential under Boone County Jurisdiction



# Comprehensive Plan

## Land Use Plan

The 2015 Comprehensive Plan does not identify this property as a defined property within the Town and its future development.



## Goals and Objectives

The relevant Implementation steps contained in the Goals and Objectives of the Comprehensive Plan that apply to this site are as follows:

- Goal: Land Use
  - ☐ 4.2: For long term community sustainability, it is essential that Whitestown maintain the proper balance of commercial, industrial and residential uses.
  - ☐ 4.4: To grow and retain the desired local labor force the community needs to develop with amenities that serve both an urban and suburban lifestyle.
  - ☐ 4.6: Future development should be encourages to provide a superior and creative product design and mix of uses.
  - ☐ 4.9: Future land use and density decision need to be coordinated with the needs and availability of transportation, utilities and other infrastructure facilities.
  - ☐ 4.10: Larger planned unit developments are encouraged and should include flexible integration of a true mix of uses and unique design standards.
- Goal: Transportation & Circulation
  - ☐ 5.6: Ensure accessibility and efficiency for emergency/first responder services.
- Goal: Municipal Services
  - ☐ 6.3: During development and redevelopment, sufficient land areas should be retained for future needs of parks, greenways, right of way, utilities, fire and police station and other public purposes and services.

- ❑ 6.5: If utility service is approved or granted for developments outside the current corporate boundary, require a commitments to be annexed if feasible or when applicable.
- Goal: Economic Development
  - ❑ 8.2: Industrial/Commercial growth is to be pursued if it supports the value, character and quality of place desired by the community.
  - ❑ 8.3: The Town's business expansion policy should be focused on industries that will feed the needs of existing employers and institutions in the community, creating a business climate that will stimulate further investment and regional interest in Whitestown.
  - ❑ 8.5: Maintain and pursue diversity of commercial and industrial businesses.
  - ❑ 8.10: Build the amenities within the community that support the workforce demands of the business that are desired by the Town.

### ***Transportation Plan***

- **Road Classifications and Intersections:**
  - CR 450 E, Major Arterial (limited access, signaled intersections, high speed)
  - Albert S. White Drive, Major Arterial (limited access, signaled intersections, high speed)



- **Transportation Policy Statements:** The relevant implementation steps contained in the Goals and Objectives of the Transportation Plan to that apply to this site are as follows:
  - Goal: Foster Convenient Circulation
    - ❑ IM 1.1: Ensure that adequate right-of-way is preserved for future road extensions, widening and drainage.
    - ❑ IM 1.3: Ensure accessibility and efficiency for emergency services
    - ❑ IM 1.5: Utilize and adhere to the transportation plan during development approval.
    - ❑ IM 2.2: Strive to provide an uninterrupted community wide network of paths and sidewalks.
    - ❑ IM 2.3: Require pedestrian networks (sidewalks and trails) within all single-family, multiple-family, commercial and industrial developments.
    - ❑ IM 2.4: Require the pedestrian networks within single-family, multiple-family, commercial and industrial development to link to adjacent developments.
    - ❑ IM 3.1: Restrict all access onto major arterials, significantly restrict access onto minor arterials and limit non-essential access onto major collectors.

- ❑ IM 3.4: Disallow entrances and driveways when proposed too close to intersections or along a street with a blind approach.

## Zoning Ordinance

### Existing Zoning

General Agriculture (Boone County): This district is intended to maintain the rural and scenic qualities of the existing rural areas by preserving farm land and significant open lands while allowing landowners a reasonable return on their holdings. This district is designated to (a) minimize the loss of farm lands and significant open lands to residential uses through the establishment of contiguous parcels of non-residential acres, and (b) maximize the clustering of rural residential lots on the least number of acres located on existing farmlands and significant open lands.

Development Standards AG Boone County	
Minimum lot area:	none
Minimum open space:	15%
Maximum building height:	25'

Permitted uses include:

- Church or Temple
- Civic/Social/Religious Organizations
- Elementary/Secondary Schools
- Farms
- Seasonal Farm Worker Housing
- Hay/Grain/Feed Stores
- Libraries & Information centers
- Municipal or Government Buildings
- Plant Nurseries
- Seasonal Hunting & Fishing Lodge

### Proposed Zoning

I-1: This district is established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building, and would include warehousing operations. Development in this district requires connection to public water and public sewers and Development Plan approval.

Development Standards for I-1 (non-residential)	
Maximum building height:	75'
Minimum lot area:	45
Minimum open space:	10%
Maximum lot coverage:	15%

Some permitted uses include: A complete list of permitted uses can be found on 2.11.b Light Industry Uses in the UDO.

- Accounting, Auditing, & Bookkeeping Services
- Commercial Testing Laboratories
- Electrical Repair Shop
- Electrical Supply Store
- Engineering & Architectural Service
- Farm
- Farm & Garden Supply
- Food Processing
- Hay, Grain & Feed Stores
- Indoor Recreation Facility
- Light Industry
- Monument Sales
- Plant Nursery
- Plumbing, Heating & Air Conditioning Dealer
- Professional Office
- Trade or Business School
- Wholesale Business

## Proposed Development

The subject property has not established a concept plan for development yet. The anticipated use for the site is to provide quality warehouse and distribution center, or light manufacturing facility. These uses will be consistent with the surrounding development in the Anson PUD south of the site.

## Staff Comments

1. The rezoning process is a legislative act. The Plan Commission will make a recommendation to the Town Council who then has the final say. Because this is a legislative act, the Plan Commission can require that certain commitments be made part of the rezoning and then run with the land.
2. Before being developed, the project will require Subdivision approval and/or Development Plan approval by the Plan Commission.
3. The Plan Commission should maintain and enforce the Zoning Ordinance, Subdivision Control Ordinance, and related ordinances in order to achieve the goals of the Comprehensive Plan.
4. The proposed I-1 zoning district is the less intense of the two industrial zoning districts.
5. To preserve the context of the area the following uses should be prohibited as part of this rezoning:
  - Automobile or Motorcycle Sales; Automobile Parts Supply; Automobile Repair, Animal Day Care Facility; Service Station; Bowling Alleys; Customary Home Occupation (accessory uses); Department Store; Farm Implements & Equipment Sales; Farm Product Processing; Farm Seasonal Worker Housing; Fuel Dealers; Lodge or Private Club; Mobile Home, Travel Trailer, Camper Sales & Service; Parking Garage; Temporary Mobile Home.
6. The Plan Commission should ensure that the goals of the Comprehensive Plan and the Transportation Plan are met. Commitments such as the following should be contemplated:
  - a. Provide adequate buffer yard and screening to preserve surrounding conditions.
  - b. Limit number of curb cuts and access points to Albert S. White to preserve integrity of the Major Arterial drive.

## Decision Guidelines

Per the Zoning Ordinance, *Section XII.B.C* the WPC and the Town Council shall pay reasonable regard to the following five decision criteria when taking action on all rezoning requests:

- the Comprehensive Plan;
- the current conditions and the character of current structures and uses in each district;
- the most desirable use for which the land in each district is adapted;
- the conservation of property values throughout the Jurisdictional Area; and
- Responsible development and growth.

## Staff Recommendation

Staff Recommends that the Plan Commission give a favorable recommendation with commitments to rezone the property from Boone County AG to I-1 Light Industrial in accordance with the Whitestown Comprehensive Plan, Transportation Plan and UDO. The following commitments shall be met:

- 1) To preserve the context of the area, the following uses should be prohibited as part of this rezoning:
  - Automobile or Motorcycle Sales; Automobile Parts Supply; Automobile Repair, Service Station; Animal Day Care Facility; Bowling Alleys; Customary Home Occupation (accessory uses); Department Store; Farm Implements & Equipment Sales; Farm Product Processing; Farm Seasonal Worker Housing; Fuel Dealers; Lodge or Private Club; Mobile Home, Travel Trailer, Camper Sales & Service; Parking Garage; Temporary Mobile Home
  - Provide alternatives under bufferyard “H” as listed in the Whitestown UDO to the southern portions abutting residential and agricultural use properties.
  - Architectural review by the Plan Commission shall be considered at the time of Development Plan approval.
- 2) The rezoning shall not be effective until the subject property has been officially annexed into the corporate limits of the Town of Whitestown.

\*If the Plan Commission gives an unfavorable recommendation (or no recommendation) to rezone the property from County AG to I1, the above conditions could still be included in the recommendation to the Town Council for their final decision.